



COUNTY OF SAN DIEGO

DEPARTMENT OF PLANNING AND LAND USE: Zoning

SETBACKS FOR SOLAR PHOTOVOLTAIC PANELS

In Front and/or Exterior Side Yard Setback:

Shall not exceed 30 inches in height and must maintain a minimum 3 foot setback from the property line.

In Interior Side Yard Setback:

Shall not exceed 12 feet in height and must maintain a minimum 3 foot setback from the property line.

In Rear Yard Setback:

Shall not exceed 12 feet in height and must maintain a minimum 3 foot setback from the property line. Solar Panels shall not cover more than 50% of the required yard in combination with all other structures encroaching into the rear yard setback.

Within the Main Building Envelope (Beyond Setback):

Allowable maximum height is the same as the height designator.

Roof-Mounted Solar Panels within the Main Building Envelope:

Shall not extend more than 5 feet above the highest point of the roof (Zoning Ordinance Section 4620.i)

Roof-Mounted Solar Panels within Interior Side Yard Setback / Rear Yard Setback:

Total height (accessory building including solar panels) shall not exceed 12 feet (Zoning Ordinance Section 4835.f).

Site Subject to Special Area Designator:

If the site contains a Special Area Designator (J, B, D, or S) and has no approved Site Plan or Use Permit, a waiver of the site plan review requirements may be required before a building permit for the proposed solar panels can be issued.

If the subject parcel has an approved discretionary permit, the proposed solar panels shall be in compliance with that particular discretionary permit. A County of San Diego Planner shall verify that the proposed project is consistent with the approved plot plan and that all pre-building permit conditions of the approved discretionary permit have been satisfied.

If the proposed solar panels are within a Planned Development area, HOA approval may be required before a building permit for the proposed solar panels can be issued.